

**36 Friars Way (The Oaks)  
Linlithgow, EH49 6AY**

OFFERS OVER £815,000



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Contemporary high quality detached 5-bedroomed family home with integral double garage occupying large garden plot





- Sitting room, dining room, study and family room/kitchen/breakfast room
- Utility room and large downstairs WC
- 5 bedrooms (three en suite) plus family bathroom
- Gas central heating and double glazing
- Integral double garage and newly landscaped south facing garden
- Numerous attractive features and enhanced extras
- Tranquil no-through cul-de-sac in Low Port catchment
- EPC B

#### Description

This beautifully presented detached villa is discreetly located on a sizeable plot within an exclusive development of only 5 high calibre properties. It boasts an extremely flexible layout (261 sqm) which will easily adapt to meet the ever changing needs of modern family life. The property was only built in 2017 to the very exacting standards of the esteemed Signature range by CALA which includes a wealth of impressive features including solid oak doors, Amtico flooring, quality ALNO kitchen cabinets, sleek white Laufen sanitary ware and silver finished shower enclosures. Many attractive extras have since been added including innovative lighting and very clever in-built storage solutions. The formal sitting room enjoys a triple aspect and there is a separate dining room plus versatile study. A stunning luxury kitchen, breakfast room and sizeable family/living room are all interconnected creating a real 'heart' to the home. The ground floor also accommodates a fitted utility room and cloaks/toilet compartment. Upstairs is the superb master bedroom featuring an en suite bathroom, four further double bedrooms (two also en suite) and the generously proportioned family bathroom complete with shower cubicle. An alarm system is installed along with mains-wired smoke detectors.













### Gas Central Heating and Double Glazing

Gas central heating is operated by a high efficiency boiler and complemented by timber double glazed windows.

### Garden, Garage and Parking

The double integral garage has a wide electronic sectional door, power/light and access into the utility room. This very generous garden plot enjoys a sunny south facing aspect to rear plus a lovely front outlook over mature trees. No expense has been spared on the recent landscaping which created tiered lawns and a superb extensive sun terrace laid in Indian sandstone. It is now simply perfect for children's play and outdoor entertaining.

### Location

'The Oaks' comprise only 5 comparable executive homes in a unique tranquil setting which is only a few minutes stroll away from the canal and rail station (fast Glasgow/Edinburgh line). It is within the catchment for Low Port primary school and Linlithgow Academy. Private schooling is available in Edinburgh which provide a coach service direct from Linlithgow. Steeped in history, the greatly admired Royal Burgh of Linlithgow with its historic palace and loch lies amidst unspoiled countryside and close to motorway networks. It is a thriving and greatly admired town with many specialist shops, supermarkets and drive away from numerous country pursuits. For the frequent flyer, Edinburgh Airport can be reached in around 20 minutes (12 miles).

### Extras

All of the integrated Siemens appliances, washing machine, light fittings and blinds are included in the sale price.

### Valuation

The mortgage valuation is £825,000 and the Home Report is available from the ESPC web site.

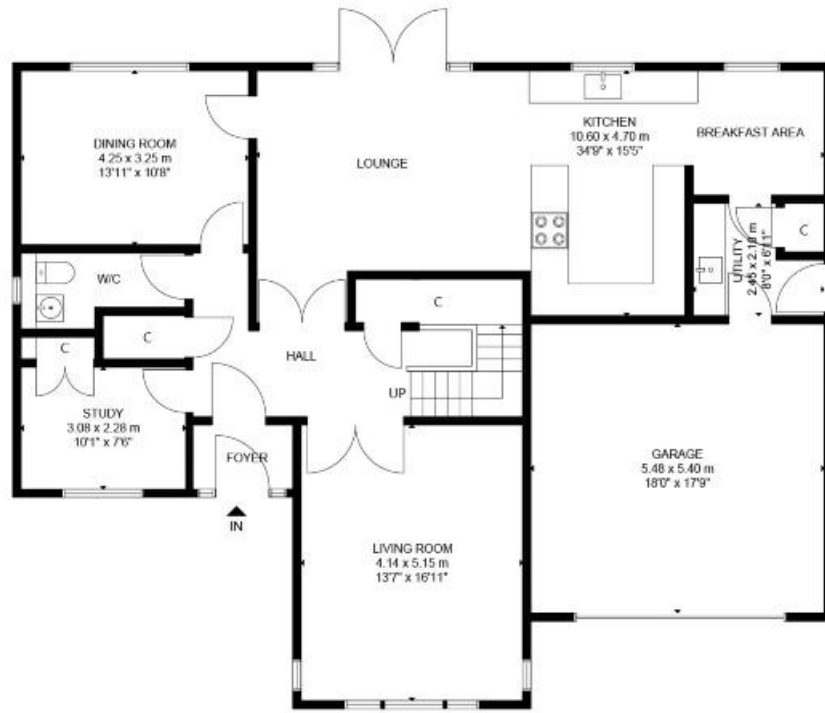
### EPC and Council Tax

The property lies in Council Tax Band H and has a B-rated Energy Performance certificate.

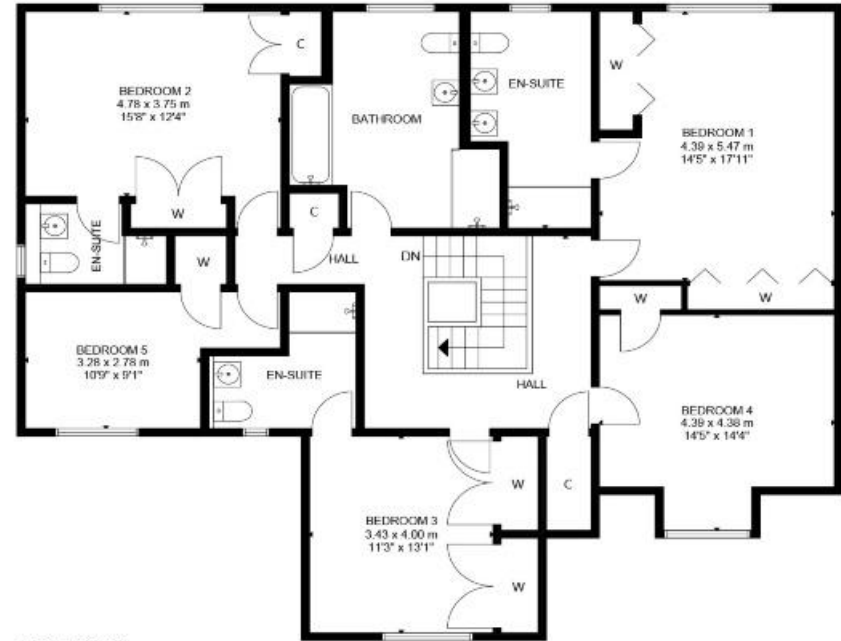
### Viewing

3D Virtual Tour available or call agents on 0131 229 3399 or 0759 58 20611 email [kwilson@dm-property.com](mailto:kwilson@dm-property.com)





GROUND FLOOR



FIRST FLOOR



36 FRIARS WAY, LINLITHGOW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,897 SQ FT / 269 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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